



**FARMERS
BRANCH**

ORDINANCE NO. 1923

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A GASOLINE SERVICE STATION WITHIN A LIGHT INDUSTRIAL (LI) ZONING DISTRICT AND LOCATED ON .51 ACRE TRACT OF LAND AT THE NORTHEAST CORNER OF SPRING VALLEY ROAD AND INWOOD ROAD; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of Specific Use Permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a specific use permit for a gasoline service station with convenience store within a Light Industrial (LI) zoning district and located on a .51 acre tract of land at the northeast corner of Spring Valley Road and Inwood Road and being all of the Springwood Plaza Subdivision.

SECTION 2. That the above described gasoline service station shall be constructed in the manner set forth on the approved site plan attached as Exhibit "A", and provided further that:

- a. The City shall have no obligation to the developer and owners of the property for refuse collection, and such refuse collection shall be the sole responsibility of the

developer and owners of the property. Further, any private refuse collection conducted by the developer and owners of the property shall be subject to and conducted in accordance with all City ordinance, rules and regulations regarding refuse collection.

- b. That the sign be approved subject to the provision of a Hold Harmless and Indemnity Agreement.

SECTION 3. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

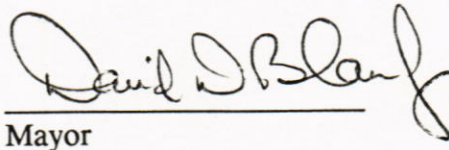
SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2000.00) for each offense.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

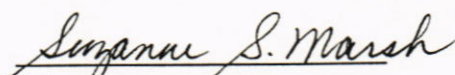
DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 28 day of January, 1991.

APPROVED:



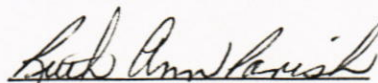
Mayor

APPROVED AS TO FORM:

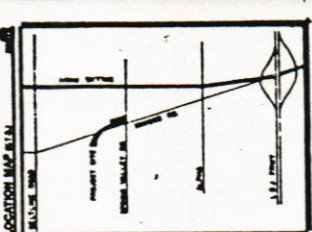


Attorney

ATTEST:



City Secretary

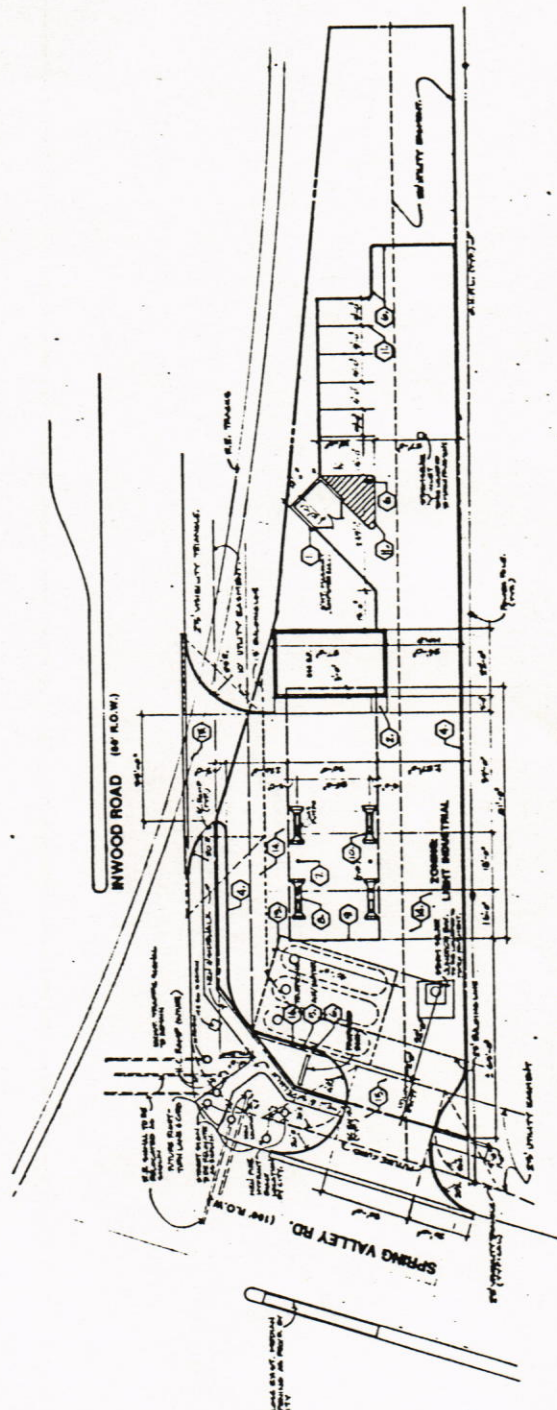


NOTES BY SYMBOL

1. SHOWN AFTER ENCLOSURES - REFER TO SHEET A-1.
2. SANITICAP BAND - REFER TO SHEET A-1.
3. CONCRETE CURB - REFER TO SHEET A-1.
4. ASPHALT CONCRETE PAD - REFER TO SHEET A-1.
5. CONCRETE CURB - REFER TO SHEET A-1.
6. CONCRETE PAVEMENT - REFER TO SHEET A-1.
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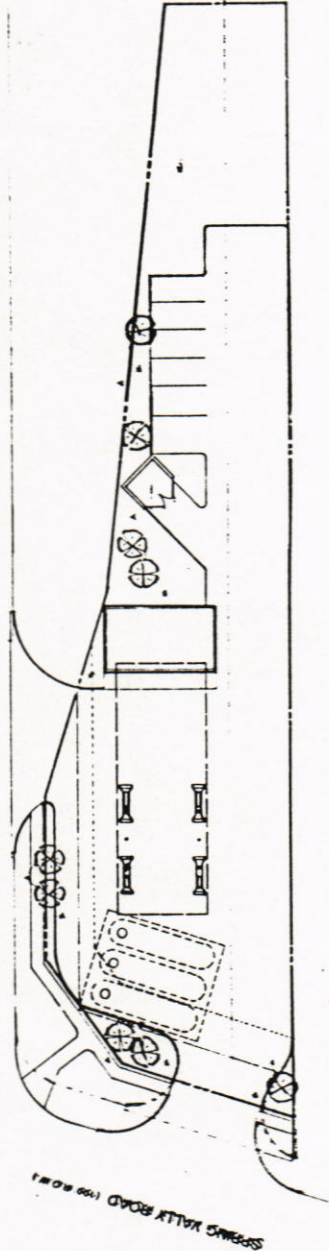
101 SITE PLAN
SCALE 1" = 20'



PLANT MATERIAL
 1. ALL PLANT MATERIAL AND PLANTING
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 3. ALL PLANT MATERIAL AND PLANTING

NOTES:
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INWOOD ROAD (SEE ROW)

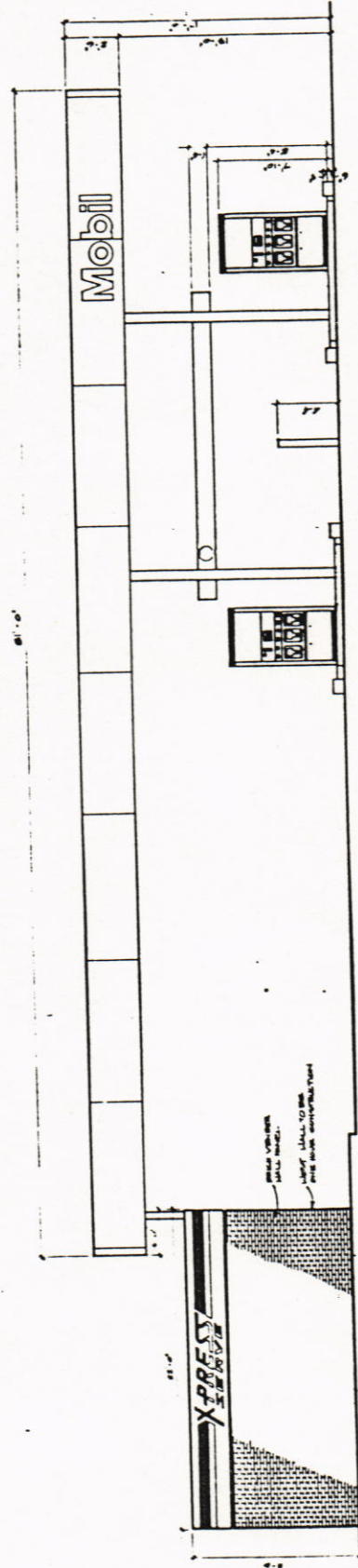


LANDSCAPE PLAN
 SCALE 1/8" = 1'-0"



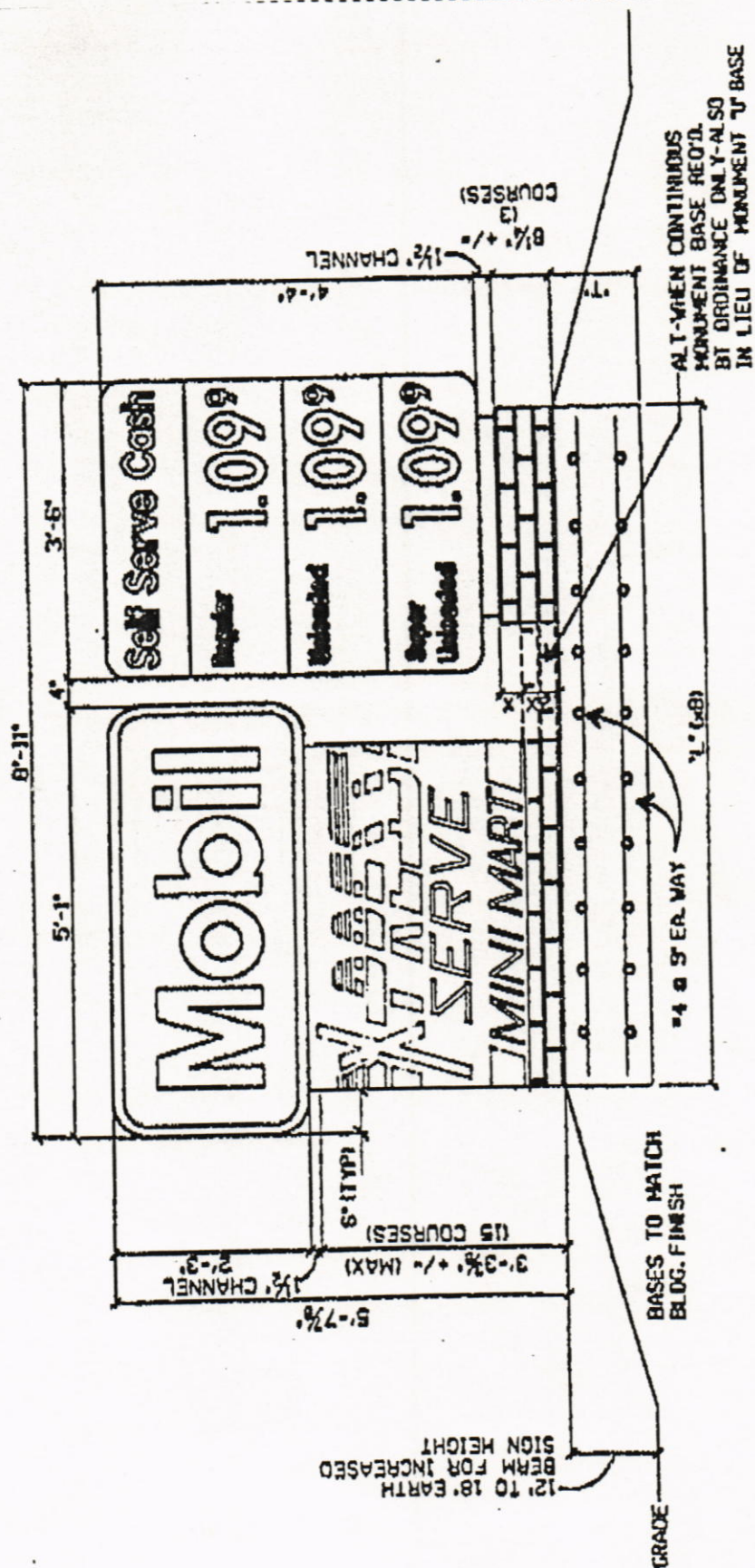


202 PUMP ISLAND DETAIL
 SCALE 1/4" = 1'-0"



201 SIDE ELEVATION
 SCALE 1/4" = 1'-0"

Exhibit "A"



5' MONUMENT ID W/ TYPE 'B' PRICE SIGN
(INTERNALLY ILLUMINATED)

SCALE: 1/2" = 1'-0"

DESIGN BASED ON STANDARD MODULAR BRICK